

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON APRIL 21, 2010 IN THE BOARD ROOM, SECOND FLOOR, COUNTY GOVERNMENT CENTER, CHRISTIANSBURG, VIRGINIA:

CALL TO ORDER:

Mr. Rice, Chair called the meeting to order and established the presence of a quorum.

Present: Bryan Rice, Chair
Ryan Thum, Secretary
William Seitz, Vice Chair
Walt Haynes, Member
Robert Miller, Member
John Tuttle, Member
Malvin Wells, Member
Frank Lau, Member
David Moore, Member
John Muffo, Board of Supervisors Liaison
Steve Sandy, Planning Director
Jamie MacLean, Development Planner

Absent: Dari Jenkins, Planning & Zoning Administrator
Brea Hopkins, Planning & Zoning Technician

CALL TO ORDER:

DETERMINATION OF A QUORUM:

PUBLIC ADDRESS:

Mr. Rice opened the public address session.

Mr. Ryan Seeley made a brief presentation on behalf of himself and Alex Sang, property owners on Barn Rd. Mr. Seeley stated that he and his business partner have spoken with RWW36 LLC and VDOT to come to an interim agreement. Mr. Seeley and Mr. Sang will also be speaking to Carillion about property access.

There being no additional speakers the public address session was closed.

APPROVAL OF AGENDA:

On a motion by Mr. Miller, seconded by Mr. Wells and unanimously carried the agenda was approved.

OLD BUSINESS:

A request by RWW36, LLC (Agent: Balzer and Associates, Inc.) to amend a concept plan previously approved on September 14, 2009 (ORD-FY-10-13), with possible proffered conditions, to add additional commercial uses and realignment of road on 6.0184 acres zoned General Business (GB). The property is located at the southeast corner of Meadow Creek Rd. (Rt. 658) and Tyler Road (Rt. 600) intersection; identified as Tax Parcel No. 104-4-47 (Account No. 002244) the Riner Magisterial District (District D). The property currently lies in an area designated as Urban Expansion in the 2025 Comprehensive Plan and is further identified as Planned Commercial in the Route 177 Corridor Plan.

On a motion by Mr. Moore, seconded by Mr. Miller the planning commission removed the request from the table for discussion.

Mr. Sandy gave a brief presentation reviewing the application. All parties have met with VDOT to discuss the plans associated with the subject property VDOT did indicate that they are pleased with the revised plans submitted with this proposal. Minor revisions have been made to the plans to ensure Seeley property will have adequate frontage as required by the zoning ordinance. A lot line revision will be required between the two parties to ensure the property on the cul-de-sac will have adequate road frontage. Mr. Sandy explained the process by which the modifications will be made to Meadow Creek and Barn Rd through VDOT. Based on the traffic study and the uses of the proposed buildings there may be a need for the round-a-bout to go in; therefore, there are two scenarios shown in the plans prepared for RWW36 LLC.

Mr. Wells commented that there is a fire hydrant near the Seeley property which is used to service the professional rehab center and fellow emergency services professional. Chief Moles had indicated concern that if Barn Road was closed the fire hydrant would not be accessible. The next accessible hydrant is on Carilion property. There is a possibility that another hydrant may be necessary.

Mr. Sandy explained that there would most likely be some new fire hydrants put in as a result of this development.

Mr. Sandy went through the proffered conditions and reviewed the modifications to the plan. He explained the timing of the projects in the area and the revenue sharing agreement mentioned in the proffer agreement.

Mr. Semones, Balzer and Associates, provided further information on the traffic study methodology and how the proposed uses in the proposed building will affect the traffic impacts. He noted Mr. Woody will be giving a portion of property to Mr. Seeley and Mr. Sang in order to make certain the minimum frontage requirements will be met. He stated Chief Moles concerns regarding access to a fire hydrant will be met.

Mr. Haynes commended the applicants and staff for working on terms of an agreement that everyone is comfortable with, and stated his pleasure with the new plans.

On a motion by Mr. Haynes, seconded by Mr. Thum, and carried by a 9-0 vote, the planning commission recommended approval of the request by RWW36, LLC (Agent: Balzer and Associates, Inc.) to amend a concept plan previously approved on September 14, 2009 (ORD-FY-10-13), to add additional commercial uses and realignment of road on 6.0184 acres zoned General Business (GB) with the following proffered conditions:

1. Property shall be developed in substantial conformance with the conceptual plan by Balzer and Associates, Inc. titled Woody-Tyler Road Masterplan, Sheets Z3 & Z4 Job #B0900068.00 dated March 1, 2010 revised April 21, 2010.
2. The site shall be served by Montgomery County PSA sanitary sewer and water. The rezoning of the property does not allocate or reserve water and sewer capacity for the proposed development. The applicant may be responsible for bearing the cost of any necessary utility infrastructure improvements needed by the PSA both on site and off site to accommodate the requested capacity based on the proposed use for the Property.
3. A detailed site plan/subdivision plan in conformance with zoning ordinance requirements shall be submitted and approved by the zoning administrator and all other necessary local and state agencies prior to issuance of building permits for this development.
4. Stormwater management shall be designed in accordance with all State and Local stormwater management standards.

5. All entrances onto Tyler Road at the roundabout, entrances onto Meadow Creek Road, and the right in/right out as shown on the Master Plan dated March 1, 2010 revised April 21, 2010 and submitted to VDOT as part of the Traffic Impact Analysis shall be designed to Virginia Department of Transportation standards and meet the Montgomery County 177 Corridor Plan.
6. The right in/right out entrance shall be approved and constructed prior to the issuance of a certificate of occupancy for building #4 or #6 as shown on the approved Master Plan.
7. The following uses will be prohibited in the General Business District: apartment as accessory use, building material sales, cemetery, church, civic club, crematorium, custom meat cutting- processing and sales, funeral home, homeless shelter, pet-household, public utility lines-other distribution or collection facility, school, and garden center.
8. After 241 vehicles trips in the pm peak hour are generated by this project, no additional development shall occur until roundabout has been constructed and open to traffic.
9. Realigned Meadow Creek Road (Rte. 658) shall be constructed, accepted by VDOT and open to traffic before a Certificate of Occupancy can be issued for any building on the property subject to these proffered conditions.
10. The owner will agree to share in the expense of improving the portion of Barn Road shown on the Masterplan dated April 21, 2010 in an amount not to exceed the lesser of \$100,000.00 or 50% of the cost of those improvements.
11. The owner shall coordinate and cooperate with AEP during the development of construction plans consistent with the April 12, 2010 letter from AEP to Balzer & Associates, Inc. in order to provide for the overall safety of future users of the site and to ensure that AEP construction guidelines are effectively met.
12. The following architectural standards of the development will be incorporated into the development to provide compatibility with commercial uses on the 177 Corridor:
 - a. No heating, air conditioning or mechanical equipment shall be placed on the roof of any building unless screened from ground level. Flat roofs shall have a parapet wall tall enough in height to screen any roof mounted mechanical equipment.
 - b. The exposed portions of all exterior wall surfaces of each building on the Property (excluding rooftop screening materials for mechanical equipment) shall be designed and constructed of similar materials. This proffer shall not preclude the use of a design that alternates a combination of permitted materials for architectural effect. Building materials shall consist of brick, stone, split face block, EIFS such as Dryvit or cementitious siding.
 - c. Roofing materials for pitched roofs shall be metal, natural or composite shingle. Buildings with flat roofs shall have a decorative cornice at the top of all walls.
 - d. When a building is adjacent to a public right of way, architectural detail shall be incorporated to create architectural character on the building faces that are visible from that public right of way. Detail includes highlighting foundations, lintels, sills and cornices with contrasting materials and breaking up the mass of the building with bands at floor levels or projections at entries.
 - e. Windows and doors shall have a regular pattern of solids and voids that are consistent throughout individual buildings when visible from a public right of way.
 - f. Building elevations shall be included with all site plan submittals.
 - g. Prefabricated metal buildings with vertical metal siding shall be prohibited.

Requests by Judson H. Young Life Estate (C/O Wagner H. Young), Edwin Mark and Kathleen L. Stewart, and Harmon W. Young (Agent: Balzer and Associates, Inc.) to rezone approximately 6.047 acres from Agricultural (A-1) to General Business (GB), with possible proffered conditions, to allow commercial and office uses. The properties are located at the southwest corner of the intersection of Meadow Creek Road (Rt. 658) and Barn Road (Rt. 627); identified as Tax Parcel No(s). 104-A-27A, 104-4-40, 104-4-41, 104-4-42, and a portion of 104-A-88, (Account No(s) 008938, 021673, 021674, 021675, 021672) in the Riner Magisterial District (District D). The property currently lies in an area designated as Urban Expansion in the 2025 Comprehensive Plan and is further identified as Planned Commercial in the Route 177 Corridor Plan.

On a motion by Mr. Miller, seconded by Mr. Haynes, and carried by a 9-0 vote, the planning commission recommended approval of the requests by Judson H. Young Life Estate (C/O Wagner H. Young), Edwin Mark and Kathleen L. Stewart, and Harmon W. Young (Agent: Balzer and Associates, Inc.) to rezone approximately 6.047 acres from Agricultural (A-1) to General Business (GB), to allow commercial and office uses with the following proffered conditions:

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2. The site shall be served by Montgomery County PSA sanitary sewer and water. The rezoning of the property does not allocate or reserve water and sewer capacity for the proposed development. The applicant may be responsible for bearing the cost of any necessary utility infrastructure improvements needed by the PSA both on site and off site to accommodate the requested capacity based on the proposed use for the Property.
3. A detailed site plan/subdivision plan in conformance with zoning ordinance requirements shall be submitted and approved by the zoning administrator and all other necessary local and state agencies prior to issuance of building permits for this development.
4. Stormwater management shall be designed in accordance with all State and Local stormwater management standards.
5. All entrances onto Tyler Road at the roundabout, entrances onto Meadow Creek Road, and the right in/right out as shown on the Master Plan dated March 1, 2010 revised April 21, 2010 and submitted to VDOT as part of the Traffic Impact Analysis shall be designed to Virginia Department of Transportation standards and meet the Montgomery County 177 Corridor Plan.
6. The right in/right out entrance shall be approved and constructed prior to the issuance of a certificate of occupancy for building #4 or #6 as shown on the approved Master Plan.
7. The following uses will be prohibited in the General Business District: apartment as accessory use, building material sales, cemetery, church, civic club, crematorium, custom meat cutting- processing and sales, funeral home, homeless shelter, pet-household, public utility lines-other distribution or collection facility, school, and garden center.
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 - e. Windows and doors shall have a regular pattern of solids and voids that are consistent throughout individual buildings when visible from a public right of way.
 - f. Building elevations shall be included with all site plan submittals.
 - g. Prefabricated metal buildings with vertical metal siding shall be prohibited.

NEW BUSINESS:

LIAISON REPORTS:

Board of Supervisors

Mr. Muffo reported there will be a 3 cent tax increase. The zoning ordinance amendments related to the "School of Special Instruction" was discussed by the Board and approved as recommended.

Agriculture & Forestal District

No report

Blacksburg Planning Commission

Mr. Tuttle stated the Blacksburg Planning Commission approved a new bed and breakfast off of Washington Street. The Boudreaux restaurant will have frontage looking like New Orleans. The YMCA will be made into an office building.

Christiansburg Planning Commission

Mr. Rice reported the Town of Christiansburg is studying sidewalk requirements and historical district overlays.

Economic Development Committee

No report

Public Service Authority

Mr. Wells stated the land owners within Cold Mountain subdivision have been pleading for public sewer and water in lieu of a \$20,000 septic system.

Parks & Recreation

No report

Radford Planning Commission

No report

School Board

Mr. Seitz said the main issues discussed were upcoming budget and the Blacksburg High School. Students are going to finish the year by sharing the middle school, since the demolition is taking longer than expected. They will then endeavor to figure out structurally why the building collapsed. The budget will be submitted to the Board of Supervisors with budgetary revisions included. There will a slight increase in class size not to exceed 22 per class in secondary schools.

Transportation Safety Committee

Mr. Wells stated Route 460 from Christiansburg to Blacksburg closing has been demanded by national highway commission. There was consideration of a third lane and that project is in the design process. North Fork Road was discussed. It is a VDOT project and will be completed regardless of the intermodal facility.

Planning Director's Report

Mr. Sandy reminded commission members of the April 28th Planning Commission Training session.

There being no further business, the meeting was adjourned at 7:56 pm.